

Exhibit A: CRC Recommendation: Overlake Village

10	Purpose
15	Master Planning
20	Subarea Map
30	Zone 1
40	Zone 2
50	Zone 3
60	Zone 4
70	Zone 5
75	Floor Area
80	Building Height
90	Parking Standards
100	Residential Usable Open Space
110	Landscaping
120	Transitional Use Requirements
130	Street Cross Sections
140	Urban Pathway
150	Incentive Program
160	References

10 Purpose

The purposes of the Overlake Village regulations are to:

- (1) Implement the vision and policies for Overlake Village zones set forth in the Redmond Comprehensive Plan;
- (2) Encourage a broad mix of multi-family residential and commercial uses and amenities in order to achieve a vibrant, engaging environment and a true urban center;
- (3) Provide for pedestrian-friendly and activating commercial uses on the ground floor of development located along arterials, while allowing residential uses on the ground floor of development along local streets;
- (4) Include housing in all future development;
- (5) Promote compact, walkable development forms that are conducive to transit use;
- (6) Provide improved connections for non-motorized and local vehicular travel;
- (7) Encourage use of environmentally sustainable site design and building features;
- (8) Encourage inclusion of retail, restaurants, professional offices, services and entertainment uses to meet needs of residents and employees, enliven the area after working hours, and contribute to a sense of place;

- (9) Allow additional building height and density where appropriate through an incentive program to facilitate provision of public and private infrastructure, green buildings, affordable housing, tree retention and open space, while still achieving sustainable, transit-supportive densities.

15 Master Planning

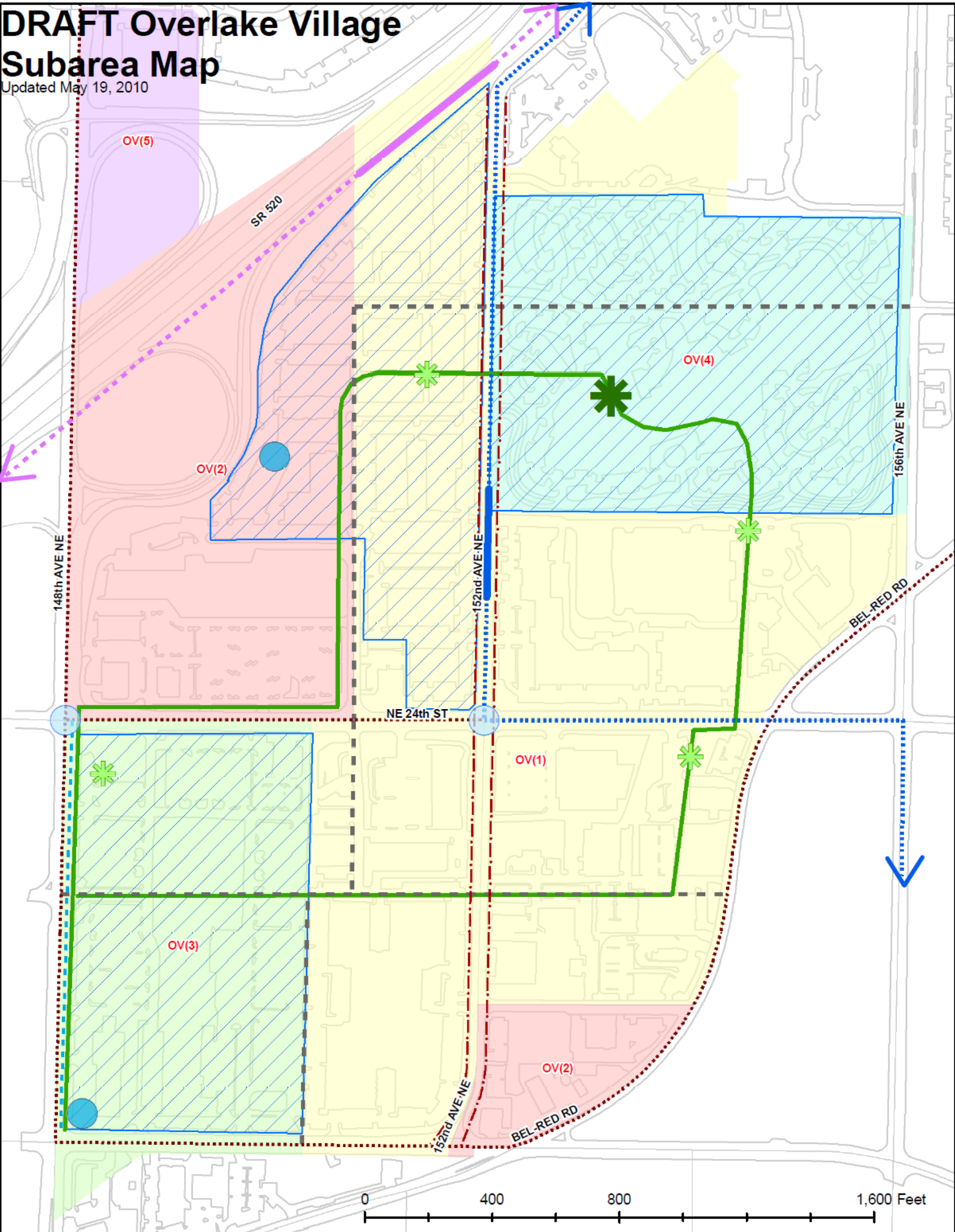
- (1) Master Plans are required in Overlake Village for all developments encompassing at least three acres and optional for sites under three acres. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan (“Plan Area”), rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved master plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.
- (2) Developments completing a Master Plan may increase the height of 50% of the buildings in the development by one floor.

20 Subarea Map

- (1) Preferred land uses and development patterns are designated by five zones, the boundaries of which are delineated on the City’s zoning map and the subarea map below.
- (2) Locations for new elements such as streets, pathways, stormwater facilities, parks, and plazas are conceptual in nature, subject to refinement through the master planning or other planning process.

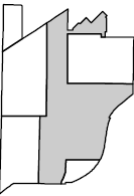
DRAFT Overlake Village Subarea Map

Updated May 19, 2010



Legend

- | | |
|-------------------------------|--|
| OV(1) | Bus Rapid Transit Route |
| OV(2) | Bus Rapid Transit Stop |
| OV(3) | Light Rail Route |
| OV(4) | Light Rail Stop |
| OV(5) | General vicinity of regional stormwater facility |
| Cornerstone Sites | General vicinity of major park coordinated with redevelopment |
| Urban Pathway | General vicinity of plazas coordinated with redevelopment |
| New Local Street | General streetscape improvement |
| Linear Water Quality Facility | Street improvements and development that create a lively, walkable retail street |
| Intersection Improvements | |



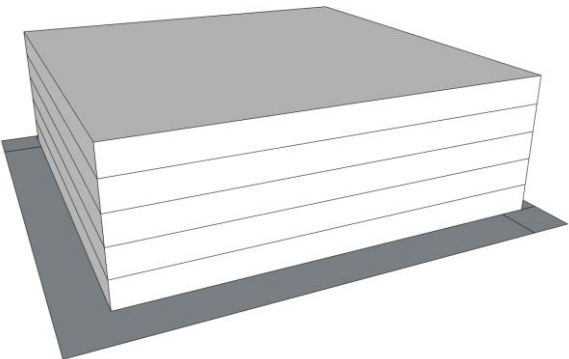
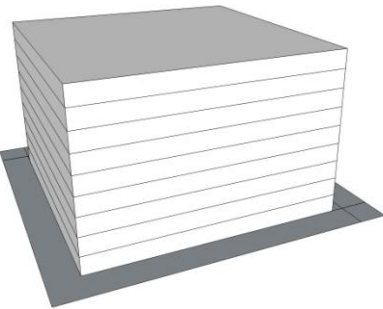
30 Zone 1

30-010 Purpose

Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this

zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

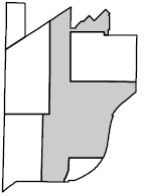
30-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35 (<i>note: graphic scale to change to accommodate taller building</i>)
Floor area ratio (FAR)	3.7	TDRs: 0.05 Incentive Program: 1.69	5.35		
Height	5 stories	TDRs: 1 story Incentive Program: 4 stories	9 stories		

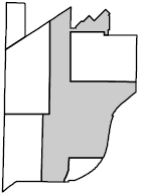
30-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled “Use”. When you have located the use that interests you, read across to find regulations that apply to that use.

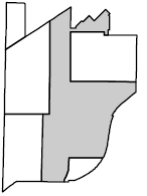
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
Residential													
	Multi-Family Structure	2.5	2.5	2.5	4.0	50%	5	6	8	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Mixed-Use Residential											Bed (0.75, 0.75)	
	Dormitory											Bedroom (0.5, 1.0)	
	SRO												



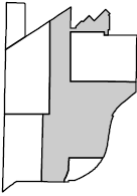
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Housing Services for the Elderly											See Special Regulations	<ol style="list-style-type: none">Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.Parking requirements are as follows:<ol style="list-style-type: none">Multi-family housing for senior citizens: Unit (0.5, 2.0)Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
General sales or services													
	General Sales or Services	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	<ol style="list-style-type: none">The following uses are not permitted:<ol style="list-style-type: none">Gasoline serviceOutdoor automobile sales, rental or serviceRental storage and mini-warehousesShall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.Limited to less than 75,000 square feet gross floor area in a single use.Shall be considered a transitional use if:<ol style="list-style-type: none">Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, provides services to buildings and dwellings, ORLess than 51% of a business's transactions are made with the general public, except for business support services.See 120 Transitional Uses for transitional use requirements.Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.Parking standards for restaurant uses:<ol style="list-style-type: none">Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)Take-out restaurant: 1,000 SF GFA (10.0, 10.0)The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels and Other Accommodation Services	1.2	1.2	1.2	1.35	50%	4	5	8	85%	15%	Rental room (1.0, 1.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Manufacturing and Wholesale Trade													
	Manufacturing and Wholesale Trade	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007,	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	<ol style="list-style-type: none">Warehouse and storage services not permitted.Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements.Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.



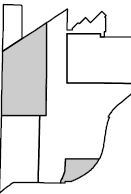
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				whichever is greater	above the FAR existing on that date								
Transportation, Communication, Information, and Utilities													
	Road, Ground Passenger and Transit Transportation	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Communications and Information											1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if: a. Business is a software publisher or telecommunications and broadcasting; OR b. Less than 51% of a business's transactions are made with the general public, except for other publishing uses not listed above. 3. See 120 Transitional Uses for transitional use requirements. 4. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.	
	Local Utilities											1. Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses. 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.	
	Regional Utilities											1. Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.	
	Large Satellite Dishes/Amateur Radio Antennas					0%						Adequate to accommodate peak use	1. See RCDG 20D.170.45, Telecommunications Facilities 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Wireless Communications Facilities												
	Broadcast and Relay Towers												1. Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities. 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Arts, Entertainment, and Recreation													
	Arts, Entertainment, and Recreation	.36	.41	.41 or the amount of non-residential	.55 or for those sites with an FAR of	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.



Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				floor area existing as of December 11, 2007, whichever is greater	0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								
Education, Public Administration, Health Care, and other Institutions													
	Education, Public Administration, Health Care, and other Institutions, except those listed below	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	50%	4	5	8	85%	15%	See Special Regulations	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.
	Health and Human Services											1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone 3. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Religious Institutions											Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 3. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 4. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 5. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 6. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.
Construction-Related Businesses													
	Construction-Related Businesses	.36	.41	.41 or the amount of non-residential	.55 or for those sites with an FAR of	50%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if use does not include a showroom open to the general public. See 120 Transitional Uses for transitional use requirements. 2. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.



Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/50% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				floor area existing as of December 11, 2007, whichever is greater	0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								
Other													
	Kiosk												<div>1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses</div>
	Vending carts						1	1	1	85%	15%		



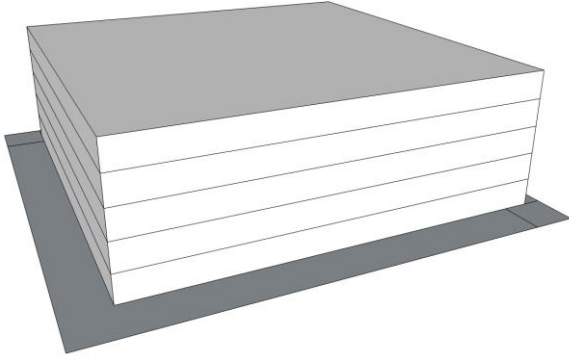
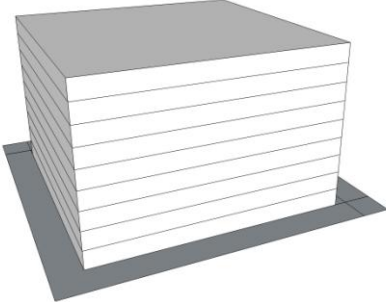
40 Zone 2

40-010 Purpose

Two portions of Overlake Village are included in Zone 2: the land northwest of the NE 24th Street/151st Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as

desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less housing is required in these areas than in Zone 1.

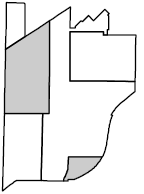
40-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	<div>Example of a 5-story building with FAR = 3.7</div> 	<div>Example of 9-story building with FAR = 5.35 (note: graphic scale to change to accommodate taller building)</div> 
Floor area ratio (FAR)	3.7	TDRs: 0.05 Incentive Program: 1.69	5.35		
Height	5 stories	TDRs: 1 story Incentive Program: 4 stories	9 stories		

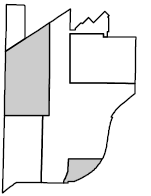
40-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled “Use”. When you have located the use that interests you, read across to find regulations that apply to that use.

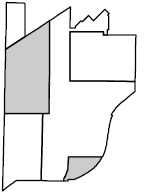
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive program (IP)		Base	w/TDRs	w/IP				
Residential													
	Multi-Family Structure	2.5	2.5	2.5	4.0	25%	5	6	8	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Mixed-Use Residential											Bed (0.75, 0.75)	
	Dormitory												



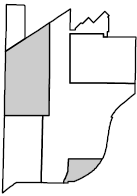
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive program (IP)		Base	w/TDRs	w/IP				
	SRO											Bedroom (0.5, 1.0)	<div>1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</div> <div>2. Parking requirements are as follows:<div>a. Multi-family housing for senior citizens: Unit (0.5, 2.0)</div><div>b. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</div><div>c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</div><div>d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</div></div>
	Housing Services for the Elderly											See Special Regulations	
General sales or services													
	General Sales or Services	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	<div>1. The following uses are not permitted:<div>a. Gasoline service;</div><div>b. Outdoor automobile sales, rental or service; and</div><div>c. Rental storage and mini-warehouses.</div></div> <div>2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use residential developments.</div> <div>3. Requires a conditional use permit if greater than 150,000 SF GFA. See RCDG 20F.40.40, Conditional Uses</div> <div>4. Shall be considered a transitional use if:<div>a. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR</div><div>b. Less than 51% of a business's transactions are made with the general public, except for business support services.</div></div> <div>5. See 120 Transitional Uses for transitional use requirements.</div> <div>6. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</div> <div>7. Parking standards for restaurant uses:<div>a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</div><div>b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</div></div> <div>8. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</div>
	Hotels, Motels and Other Accommodation Services	1.2	1.2	1.2	1.35	25%	4	5	8	85%	15%	Rental room (1.0, 1.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Manufacturing and Wholesale Trade													
	Manufacturing and Wholesale Trade	.36	.41	.41 or the amount of non-residential floor area	.55 or for those sites with an FAR of 0.48 or greater	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	<div>1. Warehouse and storage services not permitted.</div> <div>2. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.</div> <div>3. Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements.</div> <div>4. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those</div>



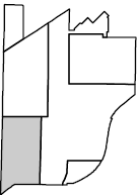
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive program (IP)		Base	w/TDRs	w/IP				
				existing as of December 11, 2007, whichever is greater	on December 11, 2007, a 0.15 increase above the FAR existing on that date								properties eligible for and applying the Regional Stormwater Management Facility incentive.
Transportation, Communication, Information, and Utilities													
	Road, Ground Passenger and Transit Transportation	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Communications and Information												<ol style="list-style-type: none">Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.Shall be considered a transitional use if:<ol style="list-style-type: none">Business is a software publisher or telecommunications and broadcasting; ORLess than 51% of a business's transactions are made with the general public, except for other publishing uses not listed above.See 120 Transitional Uses for transitional use requirements.Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Local Utilities					<ol style="list-style-type: none">Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional UsesMaximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.							
	Regional Utilities					<ol style="list-style-type: none">See RCDG 20D.170.45, Telecommunications FacilitiesMaximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.							
	Large Satellite Dishes/Amateur Radio Antennas												
	Wireless Communications Facilities												
	Broadcast and Relay Towers											<ol style="list-style-type: none">Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities.Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.	
Arts, Entertainment, and Recreation													
	Arts, Entertainment, and Recreation	.36	.41	.41 or the amount of non-residential floor area	.55 or for those sites with an FAR of 0.48 or greater	25%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.



Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive program (IP)		Base	w/TDRs	w/IP				
				existing as of December 11, 2007, whichever is greater	on December 11, 2007, a 0.15 increase above the FAR existing on that date								
Education, Public Administration, Health Care, and other Institutions													
	Education, Public Administration, Health Care and other Institutions, except those listed below	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	8	85%	15%	See Special Regulations	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services											1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone 3. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
	Religious Institutions											Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	1. Maximum building height of 9 stories may be achieved through 150 Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. 2. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 3. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 4. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 5. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 5. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses
Construction-Related Businesses													
	Construction-Related Businesses	.36	.41	.41 or the amount of	.55 or for those sites	25%	4	5	8	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if use does not include a showroom open to the general public. See 120 Transitional Uses for transitional use requirements.



Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive program (IP)		Base	w/TDRs	w/IP				
				non-residential floor area existing as of December 11, 2007, whichever is greater	with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								3. Maximum building height of 9 stories may be achieved through 150 Incentive Program , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Other													
	Kiosk												<ol style="list-style-type: none">1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.3. Structures shall be secured to prevent tipping and endangering public safety.4. Maximum size is six feet wide by ten feet long.5. Administrative design review required for structures.
	Vending carts						1	1	1	85%	15%		

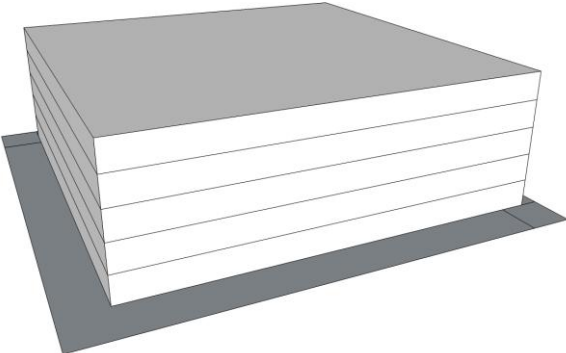
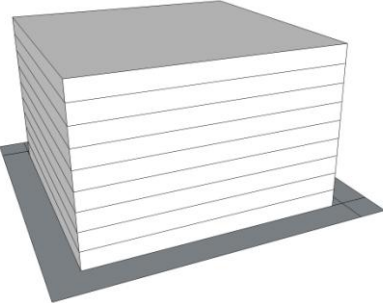


50 Zone 3

50-010 Purpose

Zone 3 encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone’s highest trafficked corridors.

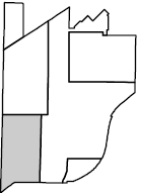
50-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	<div>Example of a 5-story building with FAR = 3.7</div> 	<div>Example of 9-story building with FAR = 5.35 (note: graphic scale to change to accommodate taller building)</div> 
Floor area ratio (FAR)	3.7	TDRs: 0.05 Incentive Program: 1.69	5.35		
Height	5 stories	TDRs: 1 story Incentive Program: 4 stories	9 stories		

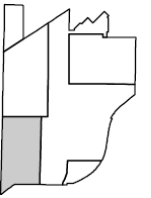
50-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled “Use”. When you have located the use that interests you, read across to find regulations that apply to that use.

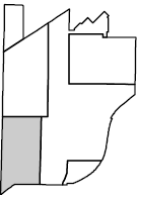
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
Residential													
	Multi-Family Structure	2.5	2.5	2.5	4.0	25%	5	6	9	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential												
	Dormitory											Bed (0.75, 0.75)	
	SRO											Bedroom (0.5, 1.0)	



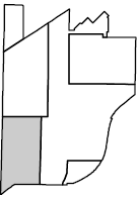
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Housing Services for the Elderly											See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
General sales or services													
	General Sales or Services	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales and service; c. Rental storage and mini-warehouses. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Automobile rental requires a conditional use permit (see RCDG 20F.40.40, Conditional Uses) and must comply with the following provisions: a. Shall not abut any residential zone b. Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan. c. Vehicle display area shall be outside of required parking and landscape areas. d. Vehicles shall be stored on paved surfaces. e. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle such as year, make, model, etc. may be displayed on the outside of or in the windows of vehicles. f. Outdoor loudspeaker systems are prohibited. g. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage. h. Vehicle repair shall be conducted indoors. 4. Requires a conditional use permit if greater than 150,000 SF GFA. See RCDG 20F.40.40, Conditional Uses 5. Shall be considered a transitional use if: a. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR b. Less than 51% of a business's transactions are made with the general public, except for business support services. 6. See 120 Transitional Uses for transitional use requirements. 7. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) 8. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels and Other	1.2	1.2	1.2	1.35	25%	4	5	9	85%	15%	Rental room (1.0,	



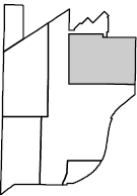
Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations			
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP							
	Accommodation Services											1.0)				
Manufacturing and Wholesale Trade																
	Manufacturing and Wholesale Trade	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Warehouse and storage services not permitted. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements.			
													Transportation, Communication, Information, and Utilities			
	Road, Ground Passenger and Transit Transportation	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if: a. Business is a software publisher or telecommunications and broadcasting; OR b. Less than 51% of a business's transactions are made with the general public, except for other publishing uses not listed above. 3. See 120 Transitional Uses for transitional use requirements.			
	Communications and Information															Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses
	Local Utilities															See RCDG 20D.170.45, Telecommunications Facilities
	Regional Utilities															
	Large Satellite Dishes/Amateur Radio Antennas															
	Wireless Communications Facilities															
	Broadcast and Relay Towers															Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities.
Arts, Entertainment, and Recreation																
	Arts, Entertainment, and Recreation	.36	.41	.41 or	.55 or	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)				



Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								
Education, Public Administration, Health Care, and other Institutions													
	Education, Public Administration, Health Care, and other Institutions, except those listed below	.36	.41	.41 or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater	.55 or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date	25%	4	5	9	85%	15%	See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services											1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone
	Religious Institutions											Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	1. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 2. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 3. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 4. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 5. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses
Construction-Related Businesses													
	Construction-Related Businesses	.36	.41	.41 or the amount of	.55 or for those sites	25%	4	5	9	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if use does not include a showroom open to the general



Section	Use	Maximum FAR				Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/25% residential	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
				non-residential floor area existing as of December 11, 2007, whichever is greater	with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date								public. See 120 Transitional Uses for transitional use requirements.
Other													
	Kiosk												<ol style="list-style-type: none">1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.3. Structures shall be secured to prevent tipping and endangering public safety.4. Maximum size is six feet wide by ten feet long.5. Administrative design review required for structures.
	Vending carts						1	1	1	85%	15%		



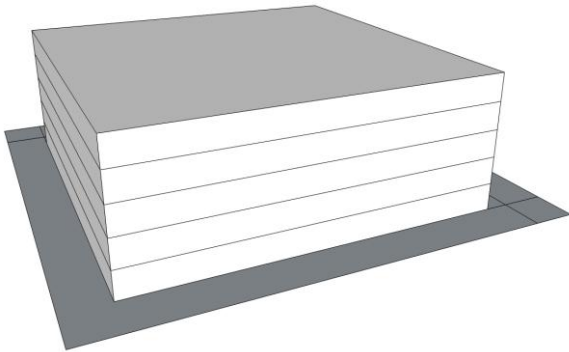
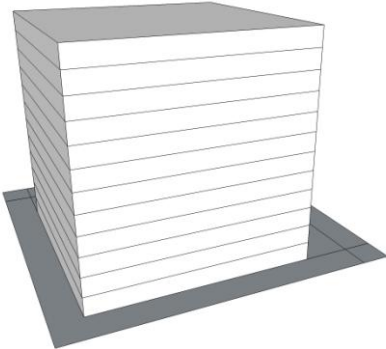
60 Zone 4

60-010 Purpose

Zone 4 provides for redevelopment of a unique 28-acre, sloped site located at the core of the Overlake Village. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. With its

central location and proximity to major employers, the site is well-suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a Master Plan. The Master Plan ensures that development here carries out the vision for Overlake.

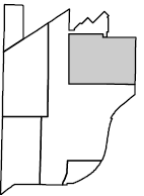
60-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	<div>Example of a 5-story building with FAR = 2.9</div> 	<div>Example of 12-story building with FAR = 5.2 (note: graphic scale to change to accommodate taller building)</div> 
Floor area ratio (FAR)	2.9	TDRs: 0.05 Incentive Program: 2.25	5.2		
Height	5 stories	TDRs: 1 story Incentive Program: 6 stories	12 stories		

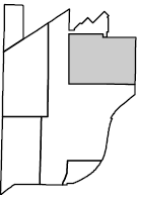
60-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled “Use”. When you have located the use that interests you, read across to find regulations that apply to that use.

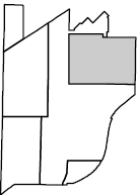
Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
Residential												
	Multi-Family Structure	2.5	2.5	4.0	50%	5	6	12	85%	20%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Height not to exceed 125' through Overlake Village Incentive Program.
	Mixed-Use Residential										Bed (0.75, 0.75)	
	Dormitory											



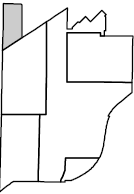
Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	SRO										Bedroom (0.5, 1.0)	
	Housing Services for the Elderly										See Special Regulations	
General sales or services												
	General Sales or Services	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales, rental and service; c. Rental storage and mini-warehouses. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Limited to less than 75,000 square feet gross floor area in a single use. 4. Height not to exceed 126’ through Overlake Village Incentive Program. 5. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments. 6. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) 7. Parking for the following uses may be reduced as described below provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking: a. Parking for sit-down and carry-out restaurants may be reduced to not less than 2 spaces per 1,000 square feet gross floor area; b. Parking for restaurants, cafes or delis with less than 750 square feet gross floor area may be reduced to zero spaces.
	Hotels, Motels and Other Accommodation Services	.4	.47	1.2	50%	4	5	12	85%	20%	Rental room (1.0, 1.0)	Height not to exceed 135’ through Overlake Village Incentive Program.
Manufacturing and Wholesale Trade												
	Manufacturing and Wholesale Trade	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. Wholesale trade establishments and warehouse and storage services not permitted. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Height not to exceed 126’ through Overlake Village Incentive Program.
Transportation, Communication, Information, and Utilities												
	Road, Ground Passenger and Transit Transportation	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	Height not to exceed 126’ through Overlake Village Incentive Program.



Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Communications and Information				0%						Adequate to accommodate peak use	1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Local Utilities											1. Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Regional Utilities											
	Large Satellite Dishes/Amateur Radio Antennas											1. See RCDG 20D.170.45, Telecommunications Facilities 2. Height not to exceed 126' through Overlake Village Incentive Program.
	Wireless Communications Facilities											
	Broadcast and Relay Towers											1. Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities. 2. Height not to exceed 126' through Overlake Village Incentive Program.
Arts, Entertainment, and Recreation												
	Arts, Entertainment, and Recreation	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	Height not to exceed 126' through Overlake Village Incentive Program.
Education, Public Administration, Health Care, and other Institutions												
	Education, Public Administration, Health Care, and other Institutions, except those listed below	.4	.47	1.0	50%	4	5	10	85%	20%	See Special Regulations	1. Religious institutions not permitted. 2. Height not to exceed 126' through Overlake Village Incentive Program. 3. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone 2. Height not to exceed 126' through Overlake Village Incentive Program.
Construction-Related Businesses												
	Construction-Related Businesses	.4	.47	1.0	50%	4	5	10	85%	20%	1,000 SF GFA (2.0, 3.0)	1. Shall include a showroom open to the general public. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Height not to exceed 126' through Overlake Village Incentive Program.
Other												
	Kiosk					1	1	1	85%	15%		1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long.
	Vending carts											



Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
												5. Administrative design review required for structures.



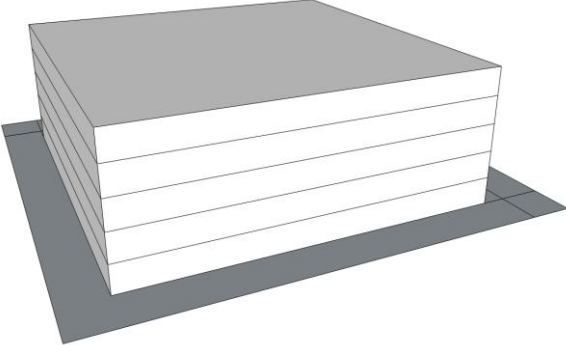
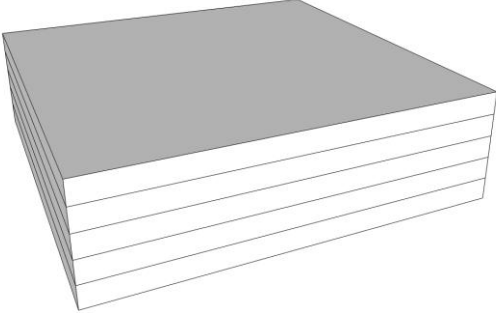
70 Zone 5

70-010 Purpose

Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site’s location next to the freeway interchange,

highly-trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.

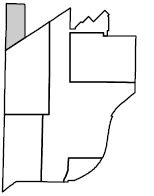
70-020 Maximum Development Yield

	Base	Bonuses Available, and Quantity	Maximum	<div>Example of a 5-story building with FAR = 3.7</div> 	<div>Example of 5-story building with FAR = 5</div> 
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5		
Height	5 stories	None in this example	5 stories		

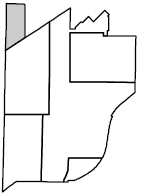
70-030 Allowed Uses and Basic Development Standards

The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled “Use”. When you have located the use that interests you, read across to find regulations that apply to that use.

Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
Residential												
	Multi-Family Structures	2.5	2.5	4.0	0%	5	5	5	85%	15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential											
	Dormitory										Bed (0.75, 0.75)	
	SRO										Bedroom (0.5, 1.0)	



Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
	Housing Services for the Elderly										See Special Regulations	Parking requirements are as follows: 1. Multi-family housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)
General sales or services												
	General Sales or Services	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	1. The following uses are not permitted: a. Gasoline service; b. Outdoor automobile sales, rental or service; and c. Rental storage and mini-warehouses. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Limited to less than 75,000 square feet gross floor area in a single use. 4. Shall be considered a transitional use if: 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, or provides services to buildings and dwellings; OR 2. Less than 51% of a business's transactions are made with the general public, except for business support services. 5. See 120 Transitional Uses for transitional use requirements. 6. Parking standards for restaurant uses: a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) 7. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
	Hotels, Motels and Other Accommodation Services	1.2	1.2	1.2	0%	4	5	5	85%	15%	Rental room (1.0, 1.0)	
Manufacturing and Wholesale Trade												
	Manufacturing and Wholesale Trade	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Warehouse and storage services not permitted. 2. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 3. Shall be considered a transitional use. See 120 Transitional Uses for transitional use requirements.
Transportation, Communication, Information, and Utilities												
	Road, Ground Passenger and Transit Transportation											
	Communications and Information	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. 2. Shall be considered a transitional use if: a. Business is a software publisher or telecommunications and broadcasting; OR b. Less than 51% of a business's transactions are made with the general public, except for other



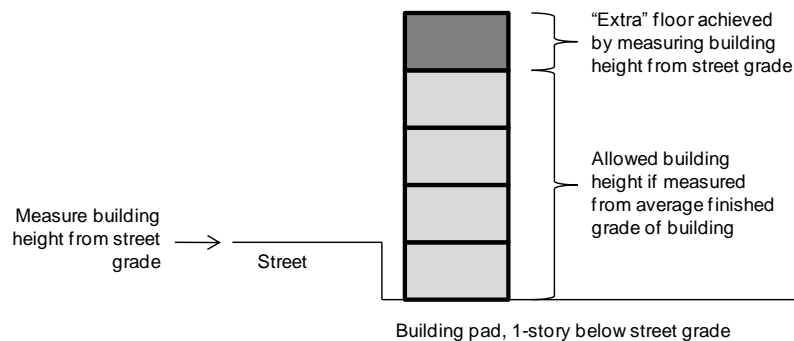
Section	Use	Maximum FAR			Min Residential Floor Area	Maximum Height			Max. Impervious Surface	Min. Landscaped Area	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Base	w/TDRs	w/Incentive Program (IP)		Base	w/TDRs	w/IP				
												publishing uses not listed above.
	Local Utilities											3. See 120 Transitional Uses for transitional use requirements.
	Regional Utilities											Requires a conditional use permit if 40' in height or greater. See RCDG 20F.40.40, Conditional Uses
	Large Satellite Dishes/Amateur Radio Antennas											Requires a conditional use permit. See RCDG 20F.40.40, Conditional Uses
	Wireless Communications Facilities										Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Broadcast and Relay Towers											Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities .
Arts, Entertainment, and Recreation												
	Arts, Entertainment, and Recreation	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	
Education, Public Administration, Health Care, and other Institutions												
	Education, Public Administration, Health Care, and other Institutions, except those listed below	.36	.41	.55	0%	4	5	5	85%	15%	See Special Regulations	1. Religious Institutions not permitted. 2. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Health and Human Services	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	1. Shall be considered a transitional use if less than 51% of a business's transactions are made with the general public, except for child day care. See 120 Transitional Uses for transitional use requirements. 2. Provisions for child day care: a. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0) b. Play equipment shall be located no less than 10 feet from any property line c. Shall not be located closer than 300 feet from existing day care operation in residential zone
Construction-Related Businesses												
	Construction-Related Businesses	.36	.41	.55	0%	4	5	5	85%	15%	1,000 SF GFA (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See 120 Transitional Uses for transitional use requirements.
Other												
	Kiosk											1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.
	Vending carts					1	1	1	85%	15%		2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures.

75 Floor Area

- (1) All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.
- (2) The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- (3) Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.
- (4) Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.

80 Building Height

- (1) Height Tradeoff. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.
- (2) In areas where an adjacent public or private street will be more than one story above the ground floor elevation of a building because of topography (such as the southwest corner of NE 90th Street and Redmond-Woodinville Road), building height may be measured from the grade of the higher public or private street, instead of from average finished grade of the building. Building height as measured from the grade of the public or private street shall not exceed maximum building height (including bonuses, if any), and the entire site shall comply with applicable FAR limits. See example below.



- (3) To achieve an appropriate transition between major public streets and development interior to Zone 4, maximum building height within 50 feet of the rights-of-way of 152nd Avenue NE and 156th Avenue NE shall be six stories measured from the closest edge of the property to the right-of-way. Bonuses or transferred development rights may not be used to exceed this limit.

90 Parking Standards

- (1) Developments may provide parking in excess of the maximum allowed parking standard shown in the **Allowed Uses and Basic Development Standards Tables in Sections 30 - 70**, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.
- (2) Alternative parking standards may be specified in a City-approved Master Plan or site plan when a change is supported by the Overlake Parking Management Plan, a City review of parking in one or more Overlake zones, or a property owner-initiated parking analysis.
- (3) Curbside parking on public streets within a development site may count toward up to 25 percent of the required off-street parking. When all or part of the street right-of-way is dedicated by the development site property owner or a predecessor in title, curbside parking shall be fully counted toward satisfaction of the off-street parking requirement. Curbside parking on 152nd Avenue NE or 156th Avenue NE shall not be counted toward off-street parking. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement.

100 Residential Usable Open Space

- (1) General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Every development that includes residences shall provide usable open space in an amount equal to or greater than 6.25 percent of the gross residential floor area.
- (2) Alternatives for configuration of the total amount of usable open space.
 - (a) Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multi-purpose recreational or green spaces. Except for rooftop open space, it may be used to meet 100 percent of the usable open space requirement.
 - (b) Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.

- (c) Private open space is open space that is not open to all residents. It includes balconies, patios and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the usable open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.
 - (d) Rooftop open space may be used to meet up to 50 percent of the usable open space requirement, except for rooftop open space described in subsection (e) below.
 - (e) In some circumstances, a rooftop may be accessible from street grade because of significant slopes on a site. In such instances, rooftop open space built at street grade and open to the general public may be used to meet 100 percent of the usable open space requirement.
- (3) Combining Usable Open Space and Pedestrian Access. Parking areas, driveways and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

110 Landscaping

- (1) General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in **RCDG 20D.40.35 – Landscape Design Standards and RCDG 20D.80.10 Landscaping and Natural Screening**, shall apply. In addition, supplemental landscaping requirements for Overlake Village are defined below.
- (2) Plantings along streets. At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include furniture zones per **RCDG 20C.45.40-070, Overlake Street Cross Sections** shall be covered with cast iron tree grates of a type that meets ADA requirements.
- (3) Open Space and Plazas.
 - (a) Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage, soften building edges, and reduce the impact of elements such as noise or wind.
 - (b) The quantity of trees, shrubs and other plant materials shall be designed to meet the size and function of the plaza or open space.
- (4) Zone 5 Buffers.

- (a) Properties in Zone 5 shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.
- (b) The buffers shall be planted with the following materials:
 - (i) Minimum of 1 tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.
 - (ii) Evergreen shrubs, a minimum of 5 gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.
 - (iii) Groundcover plantings to cover the ground within three years.
 - (iv) Plant materials shall be drought tolerant and at least 50% native species by area.
 - (v) Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.
- (c) Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails or ground level features such as patios. Other structures may not be placed in required buffers.
- (d) Buffers may be counted towards required open space, required pervious surfaces, setbacks and other requirements in the Use and Bulk Regulations that they meet.

120 Transitional Use Requirements

- (1) Purpose. The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multi-story mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies and plans.
- (2) Transitional uses indicated in the Use and Bulk Regulation Tables in Sections 30, 40, 50 and 70 shall:
 - (a) Only be located within the building footprint existing on any property as of December 11, 2007;
 - (b) Not exceed 25,000 square feet gross floor area; and

- (c) Together with other transitional uses on the property, not comprise more than 70% of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.
- (3) The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012 and every five years after that, at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal non-conforming uses. A transitional use located within Overlake Village zone that becomes a legal non-conforming use shall be allowed to expand consistent with the conditions outlined in (1) above. If a legal non-conforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

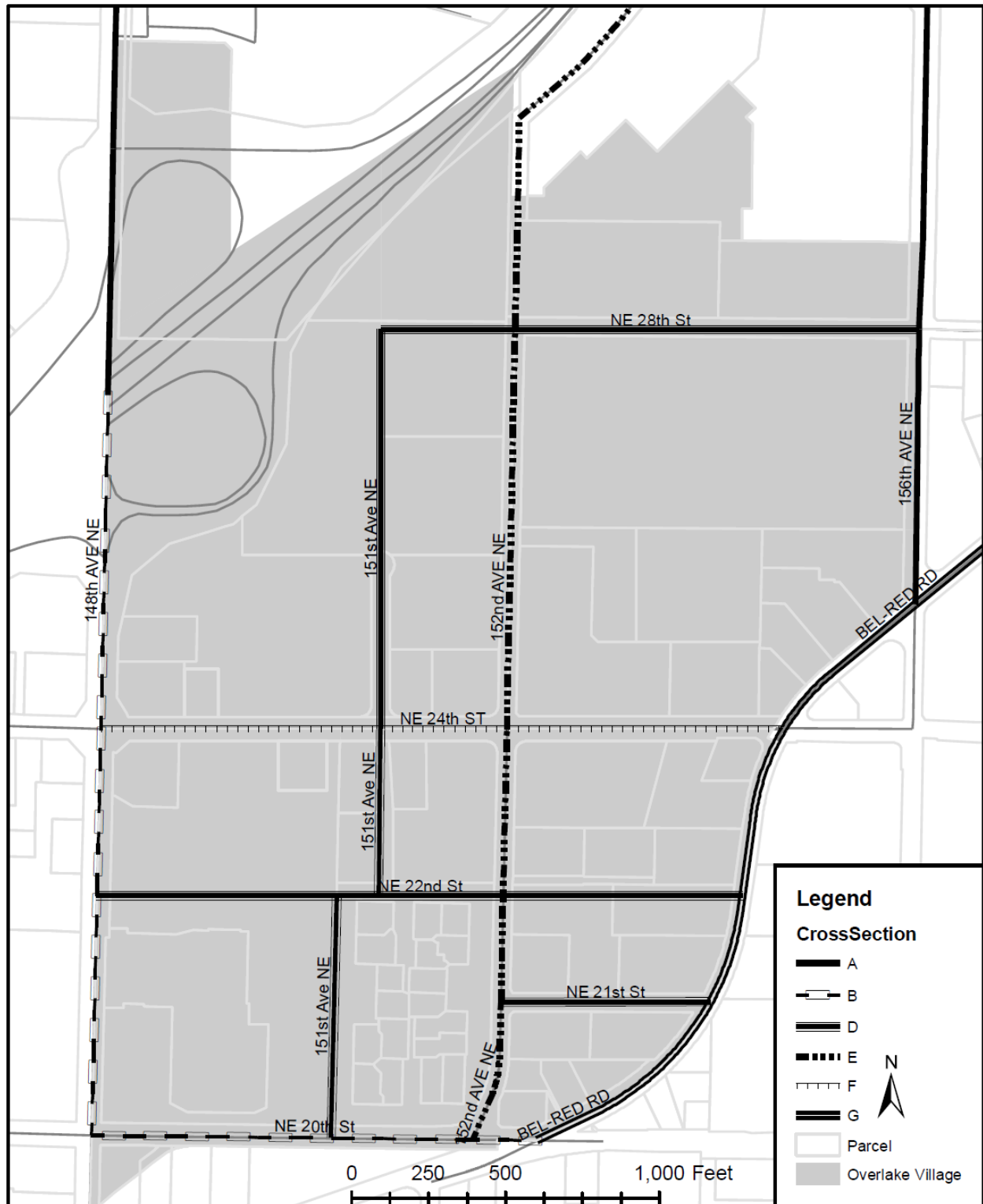
130 Street Cross Sections

130-010 Guidelines for Application

- (1) The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses, including utility locations.
- (2) Street cross section widths apply at the middle of the block.
 - (a) The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - (b) Intersection design shall be based upon the Pedestrian Program Plan and Bicycle System Plan chapters of the TMP, the Bicycle Facilities Design Manual, the City's Construction Specifications and Design standards for Streets and Access, and any corridor study adopted by the City Council for the street(s) in question.
- (3) Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history and using recognized engineering standards such as those published by AASHTO, ITE, or other recognized authority.
- (4) Utilities, such as power, telephone and cable, shall be placed under the sidewalk.
- (5) When designing multimodal corridors refer to the Modal Integration section of Transportation Master Plan. Corridors shall support all modes.

- (6) Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

130-020 Location Map



130-030 Site Requirements by Cross-Section

INSERT CROSS-SECTION ILLUSTRATION															
	Street Cross Section											Building Placement		Building Use	Notes
	Southbound/Westbound						Northbound/Eastbound								
	Ped. Zone		Street						Ped. Zone						
Cross Section	Sidewalk	5' Planting Strip or 4' Furniture Zone with Tree Grates	On-Street Parking	Bike Lane	GP Lanes	Median / Two Way Left Turn Lane	GP Lanes	Bike Lanes	On Street Parking	5' Planting Strip or 4' Furniture Zone with Tree Grates	Sidewalk	Build-To Line (Front and Side Street)	Setback line (Side and Rear)	Ground Floor Uses	
A	8	5	0	0	24	12	24	0	0	5	12	10	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	1. Separate multi-use path parallel to corridor. 2. Street section shared by Bellevue and Redmond. 3. Outside GP lane 13'. Inside GP lane 11'.
B	8	5	0	0	24	12	24	0	0	5	8	1	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	Outside GP lane 13'. Inside GP lane 11'.
D	8	4	8	0	11	12	11	0	8	4	8	2-8	0		These streets are new connections or existing local streets.
E	12	4	8	5	12	14	12	5	8	4	12	4-8	0	Pedestrian-oriented uses required; residential prohibited.	1. Interim pending the results of a corridor study conducted in coordination with identification of a light rail alignment by the Sound Transit Board of Directors. 2. Light rail in the corridor would result in the removal of the median and on-street parking.
F	8	5	0	0	22	12	22	0	0	5	8	2-8	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	
G	6	5	0	5.5	22	12	22	5.5	0	5	6	1	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	

130-040 Ground Floor Uses

- (1) General Requirement. Ground floor uses are established in 130-030 Site Requirements by Cross-Section. This section establishes requirements regarding ground floor uses specified in the chart.
- (2) Pedestrian-Oriented Use Requirements. Where pedestrian-oriented ground-floor uses are required, the following requirements must be met, in addition to the design requirements found in **XXX**.
 - (a) A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and should be continuous; and,
 - (b) Up to 50 percent of the linear sidewalk-level frontage may be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential may be permitted until conversion of the space.
- (3) In locations where ground floor residential units are permitted, either:
 - (a) The units shall be set back a minimum of 10 feet from the back of the required setback zone, or
 - (b) All living areas with windows shall be elevated above the street grade at least three feet.
 - (c) The Code Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

140 Urban Pathway

- (1) As properties are developed, corresponding portions of the urban pathway shown on the Overlake Village Subarea Map shall be installed by the property owner/developer. In the event that the Technical Committee determines that installation should be delayed to accommodate a more comprehensive planned future improvement of the urban pathway, the property owner/developer shall pay the cost of the installation to the City in lieu of installation. In order to provide flexibility, the actual alignment shall be determined through the Site Plan Entitlement process.
- (2) The improvements shall include a 12-foot-wide concrete path with eight feet of landscaping on both sides as part of a 28-foot corridor, with pedestrian lighting and connections to existing or planned plazas or open spaces. The Technical Committee may approve alternatives to concrete if site or design conditions warrant. Where the pathway follows existing or planned streets or extends along retail storefronts, the corridor width may be reduced through the Site Plan Entitlement process.
- (3) The landscaping shall include a combination of trees, shrubs and other plant materials to enhance visual interest and create a park-like quality along the pathway. A landscaping

plan shall be submitted to and approved by the Technical Committee and may provide for varying types and quantities of landscaping along the pathway to provide compatibility with the adjoining land use. For example, the landscaping could include more shrubs and groundcover and fewer trees where visibility of retail storefronts is needed.

150 Incentive program

150-010 Purpose

The purpose of this division is to enhance the character and overall livability of Overlake Village. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area, as well as additional permitted uses. This division also indicates the City's priorities for provision of these desired features.

150-020 Features and Incentives

- (1) Table 1 of this section indicates high priority features and maximum incentives available in each Zone. Table 2 of this section indicates additional bonus features and incentives. Following the tables, section 150-030 explains the features in detail.
- (2) In order for sites to qualify for development incentives the applicant must provide the applicable feature(s) described in Table 1: Priority Features and Incentives.
- (3) An applicant may provide additional features from Table 1 or 2 to qualify for additional development incentives. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a major park on the subarea map in section 20, and who satisfies that requirement must provide additional space for an outdoor plaza in order to receive additional development incentives.
- (4) Restrictions.
 - (a) Features provided through this program for parks, stormwater facilities or plazas may not be counted toward satisfaction of the minimum usable open space requirements in **100 Residential Usable Open Space**.
 - (b) Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 1 Priority Features and Incentives			
	Priority Feature	Applicable Zones	Maximum Incentive Per Feature
1.	Regional Stormwater Management Facility	1, 2, 3 as indicated on map	<p>Three additional stories for all residential buildings in the development,</p> <p>Four additional stories for all commercial buildings in the development,</p> <p>Additional 1.5 FAR for residential uses, and</p> <p>Additional 0.19 FAR for commercial uses.</p>
2.	Major Park	4	<p>Three additional stories for all residential buildings in the development,</p> <p>Four additional stories for all commercial buildings in the development,</p> <p>Additional 1.5 FAR for residential uses, and</p> <p>Additional 0.15 FAR for commercial uses.</p>
3.	Plaza Dedication	1, 2, 3, 4, 5	One additional story for 50% of the buildings in the development
4.	Plaza Improvement	1, 2, 3, 4, 5	<p>One of the following:</p> <p>Additional 1.5 FAR for residential uses, or</p> <p>Additional 0.15 FAR for commercial and hotel uses, or</p> <p>One additional story for 50% of the buildings in the development, or</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in the Allowed Uses and Basic Development Standards Tables in Sections 30, 40, 50 and 70. Only available if required residential development per the Allowed Uses and Basic Development Standards Tables in Sections 30 - 60 has been constructed.</p>

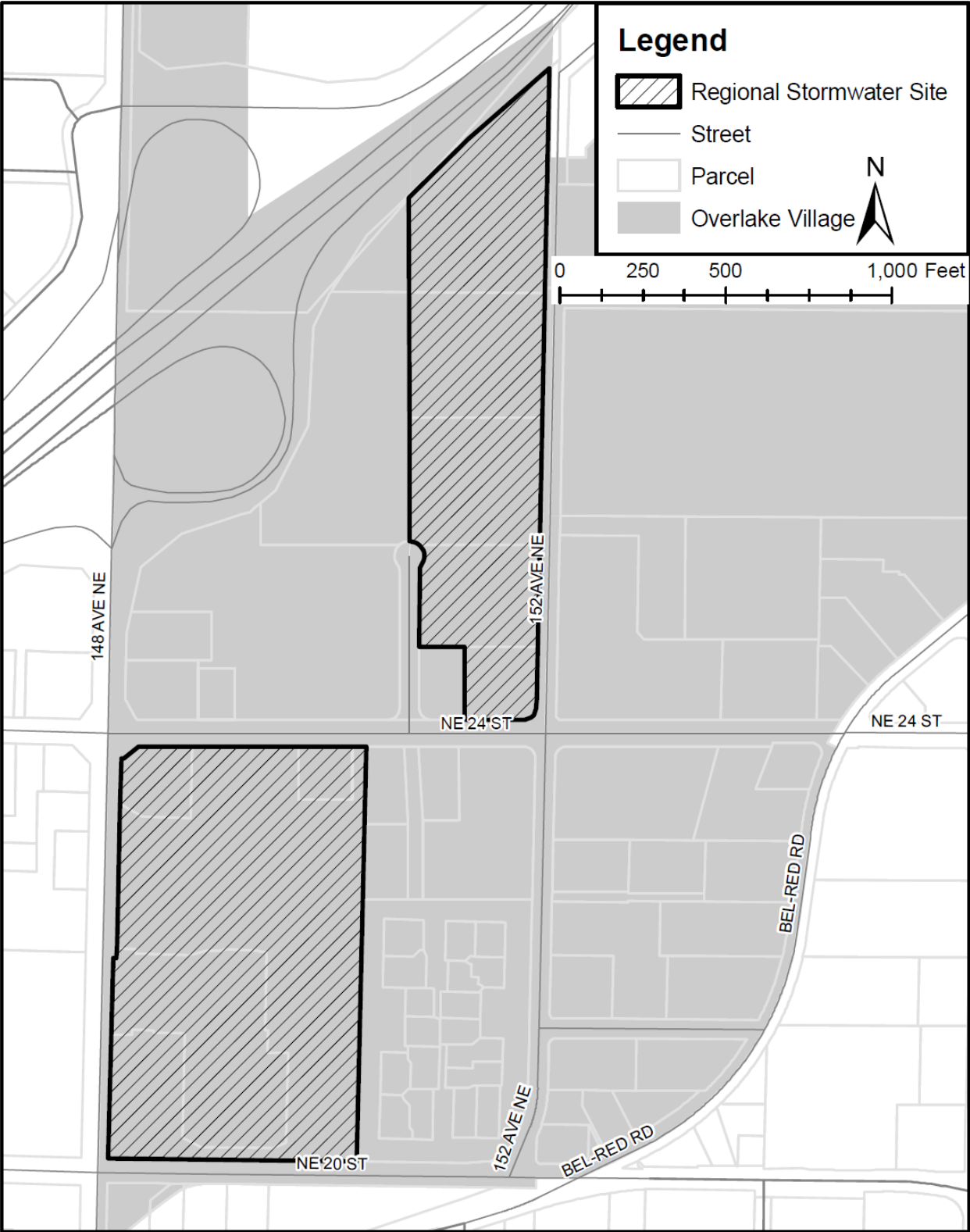
Table 2 Additional Features and Incentives			
	Additional Features	Applicable Zones	Maximum Incentive Per Feature
5.	Green Building or Development	1, 2, 3, 4, 5	<p>One additional story for each building designed and constructed to meet the certification described in 150-030, and</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in the Allowed Uses and Basic Development Standards Tables in Sections 30, 40, 50 and 70. Only available if required residential development per the Allowed Uses and Basic Development Standards Tables in Sections 30 - 60 has been constructed.</p>
6.	Residential Uses Above Minimum Required	1, 2, 3, 4	One additional story for all buildings in the development.
7.	Below-Grade Parking	1, 2, 3, 4, 5	<p>One additional story for all buildings in the development,</p> <p>Additional 1.5 FAR for residential uses,</p> <p>Additional 0.15 FAR for commercial uses, and</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in the Allowed Uses and Basic Development Standards Tables in Sections 30, 40, 50 and 70. Only available if required residential development per the Allowed Uses and Basic Development Standards Tables in Sections 30 - 60 has been constructed.</p>
8.	Combination Below-Grade and Wrapped Structured Parking	1, 2, 3, 4, 5	Select one of the incentives offered for Feature 7
9.	Affordable Housing Above Minimum	1, 2, 3, 4, 5	Additional residential floor area at 2.5 times the equivalent floor area for each affordable unit provided above the minimum requirement of 10

Table 2 Additional Features and Incentives			
	Additional Features	Applicable Zones	Maximum Incentive Per Feature
	Required.		<p>percent of the total dwellings, up to a maximum total residential FAR of 3.75.</p> <p>The bonus residential floor area may be used to increase building height by up to 1 story.</p>
10.	Full service hotel/conference center:	4	<p>Two additional stories for full service hotel/conference center buildings; and</p> <p>Additional .20 FAR for commercial development.</p>
11.	Transit Oriented Development	4	<p>One additional story for commercial buildings and two additional stories for residential and full service hotel/conference center buildings; and</p> <p>Additional .25 FAR for commercial development; and.</p> <p>Additional .75 FAR for residential development.</p> <p>Undeveloped transit-oriented development bonus FAR may be transferred from one site to another site that satisfies the criteria for the bonus.</p>

150-030 **Features Explained**

- (1) Regional Stormwater Management Facility: Dedicate 2 to 4 acres of land to the City of Redmond for use as a regional stormwater management facility. The map in Figure 1 indicates properties to which this provision applies.

Figure 1



- (2) Major Park: Provide a minimum of 2.5 acres of land that is accessible and welcoming to the public as an urban park and open space.
- (a) May be in one or two open space areas, with one of the spaces a minimum of 1.5 acres in size to provide sufficient size for informal recreation. If provided in two areas, these spaces shall be contiguous or connected by a pathway which promotes a clear visual connection and relationship between the spaces. The pathway shall be designed at a minimum to meet the requirements of 140 Urban Pathway. Visual connection may be achieved through proximity of the spaces or through enhanced design treatments along the pathway which enable pedestrians to readily perceive the connection between the spaces.
 - (b) The intended character of the open space(s) is to:
 - (i) Include a balance of open lawn and trees,
 - (ii) Include hard surfaces such as plazas as well as soft surfaces (lawns),
 - (iii) Provide a central gathering place and a place that can be programmed, such as for concerts,
 - (iv) Include space for refuge as well as space for active recreation such as small play areas,
 - (v) Help serve needs for a variety of ages, from children through seniors, and
 - (vi) Be located either near 152nd Avenue NE or provide a clear connection to 152nd Avenue NE through at least one pathway.
 - (c) The City and applicant shall establish an agreement regarding the design, funding and timing for completion of improvements for this park. The completion of improvements for this park shall be commensurate with the progress on the construction of the development.
 - (d) The space shall be dedicated to the City of Redmond or be subjected to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public.
- (3) Plaza dedication. Provide a minimum of 5% of the gross site area, an equivalent fee in lieu based on fair market value, or a combination of land and fee for the purpose of providing space for an outdoor plaza.
- (a) The space shall be dedicated to the City of Redmond or be subject to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public.

- (b) The Technical Committee shall review and determine whether proposed sites qualify for plaza locations based on considerations including:
 - (i) Consistency of the proposed location with the preferred vicinities shown in **20 Overlake Village SubArea Map**,
 - (ii) The suitability of the proposed location for an outdoor plaza, and
 - (iii) Opportunities to create an open space of greater value by locating this space in conjunction with other open spaces, such as those required in **100 Residential Usable Open Space**.
- (4) **Plaza Improvement.** Applicants may seek additional incentives for completion of plaza improvements to provide a space that is accessible and welcoming to the public. These applicants shall submit a plan which shows landscaping, lighting, seating, color and materials, relationship to building frontage, and relationship to and coordination with the pedestrian system, addressing at a minimum the design requirements specified in **RCDG 20D.40.200-090**. Proposed improvements shall be reviewed and approved by the Technical Committee.
- (5) **Green Building or Development.** Minimum of LEED Silver Certification, or comparable Built Green or other certification as determined by the Technical Committee
- (6) **Residential Uses above minimum required.** Provide and maintain at least 75% of the total gross floor area for the development in residential uses in Zones 1 and 4, and at least 50% in Zones 2 and 3.
- (7) **Below Grade Parking.** At least 60 percent of off-street parking for the development is located below grade.
- (8) **Combination Below-Grade and Wrapped Structured Parking.** At least 60 percent of off-street parking for the development is located in parking structures, some or all of which may be above-grade, provided above-grade parking structures do not have frontage on 152nd Avenue NE, 156th Avenue NE, public park space or a public pedestrian pathway system, and have ground level retail or other pedestrian-oriented uses incorporated into the structure where it is adjacent to other public streets so that none of the parking structure fronts on the ground level in these areas. This bonus applies only in locations where this standard is not otherwise required by **RCDG 20D.40.200-030, Parking Garage Design**.
- (9) **Affordable housing above minimum required.** Provide a minimum of 20 percent of the total dwellings in the development as affordable as defined by **RCDG 20A.20.010**.
- (10) **Full Service Hotel/Conference Center.** Include land area dedicated to a full service hotel/conference center as defined by **RCDG 20A.20**.

(11) Transit Oriented Development. Provide transit-oriented development that:

- (a) Is located within 2,500 feet of a transit station or stop served by light rail, bus rapid transit or other high-capacity transit service. The transit station or stop for the transit-oriented development bonus may be in existence, or may be planned for construction, provided it is fully funded and is scheduled to be open for service within two years of the date of occupancy of the structure that utilizes the increase in FAR;
- (b) Will be connected with the transit station or stop by sidewalks, crosswalks and/or pathways which afford convenient pedestrian access; and
- (c) Will include 1,000 or more residential units as a component of a mixed-use district.

160 References

For information on how to measure various site requirements like height and setbacks, see [Site Requirements Measurement](#).

See [Applicable Development Standards](#) for information on other standards that may apply to you.

See also:

20D.30, Affordable Housing

20D.40, Design Standards

20D.90, Exterior Lighting Requirements

20D.95, Limitations on External Effects of Uses (Performance Standards)

20D.120, Outdoor Storage and Service Areas

20D.130, Parking Standards

20D.140, Critical Areas Regulations

20D.230, Transition Overlay Areas

20D.240, Transit Supportive Development Standards